

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1. To permit a front yard setback of 25 feet instead of the required 50 feet; and a rear yard setback of 6 feet instead of 50 feet. Section 402.1 to permit a side yard of 6 feet instead of 25 feet; and Section 400.1 to permit 0 feet setback for a pool/deck instead of 2 1/2 feet.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. The improvements on the subject property located at 7212 Bellona Ave. and on the adjoining property located at 7214 Bellona Avenue have been in existence in the present configuration in excess of ten years.
2. The present configuration of the subject property and of the adjoining property make it impossible to comply with the current setback requirements without imposing the hardship, practical difficulty, and extraordinary expense of demolition and/or relocation of the dwelling; and appurtenant structures located on the subject property;

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser: Legal Owner(s): THE ESTATE OF ROSE HOPKINS HARVEY
ROBERT D. H. HARVEY, Personal Representative
(Type or Print Name)
Signature: Signature: ALEXANDER HARVEY, II, Personal Representative
Address: Address: 2 Hopkins Plaza, Baltimore, MD 21201
City and State: City and State: Baltimore, Maryland 21201
Attorney for Petitioner: F. BARTON HARVEY, JR., Personal Representative
Signature: Signature: F. Barton Harvey, Jr.
Address: Address: 2 Hopkins Plaza, Baltimore, MD 21201
City and State: City and State: Baltimore, Maryland 21201
Venable, Baetjer and Howard
Address: 2 Hopkins Plaza
Baltimore, Maryland 21201
City and State: Baltimore, Maryland 21201
Attorney's Telephone No.: 752-6780
Address: Address: 2 Hopkins Plaza, Baltimore, MD 21201
Phone No. Phone No. 752-6780

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of October, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of November, 1980, at 10:15 clock A.M.

By: Howard D. Tustin, Jr.
Zoning Commissioner of Baltimore County.

**3. Granting the requested variance will not adversely affect the health, safety, or general welfare of the community.

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
S/O of Bellona Ave., 259.40' :
E of Brightside Rd., 9th District : OF BALTIMORE COUNTY
THE ESTATE OF ROSE HOPKINS : Case No. 81-104-A
HARVEY, Petitioner :

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Chart, I hereby enter my appearance in this proceeding. You are requested to notify

me of any hearing date or dates which may be now or hereafter designated therefore,

and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 20th day of November, 1980, a copy of the

foregoing Order was mailed to James L. Harrop, Esquire, Venable, Baetjer & Howard,

2 Hopkins Plaza, Baltimore, Maryland 21201, Attorney for Petitioner.

By: John W. Hession, III
John W. Hession, III

IN THE MATTER : IN THE
OF THE ESTATE OF : ORPHANS' COURT
ROSE HOPKINS HARVEY, : OF
DECEASED : BALTIMORE COUNTY
DELEGATION BY PERSONAL REPRESENTATIVES
TO CO-PERSONAL REPRESENTATIVES
OF POWER TO ACT

We, the undersigned, Personal Representatives of the estate of Rose Hopkins Harvey, deceased, jointly and severally, pursuant to Section 6-203(b)(3) of the Estates and Trusts Article of the Annotated Code of Maryland (1974), do hereby delegate to each other individually or to any two of us acting jointly any and all powers vested in the three of us as Co-Personal Representatives, including, but not limited to, all those particular powers conferred on us as Co-Personal Representatives of the estate of Rose Hopkins Harvey by the provisions of Section 7-401 of the Estates and Trusts Article of the Annotated Code of Maryland (1974), the Will and Codicils of Rose Hopkins Harvey admitted to probate, and all applicable laws and rules of court; and we do hereby concur in all actions taken by our delgee or delgees pursuant to this delegation of power in respect to the administration and settlement of the estate of Rose Hopkins Harvey, deceased.

WITNESS our hands and seals this 15th day of February, 1980.

Robert D. H. Harvey (SEAL)
F. Barton Harvey, Jr. (SEAL)
Alexander Harvey, II (SEAL)
Co-Personal Representatives of the Estate of Rose Hopkins Harvey

ESTABLISHED 1849
S. J. MARTENET & CO.
LAND SURVEYORS
9 E. LEXINGTON STREET
BALTIMORE, MD. 21202
PHONE: 539-4253

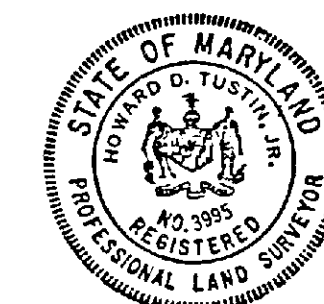
PERIMETER DESCRIPTION OF TWO ADJACENT LOTS OF THE ESTATE OF ROSE HOPKINS HARVEY

Beginning for the same at the point formed by the intersection of the center of Bellona Avenue, 50 feet wide, with the center of Brightside Road, 30 feet wide, and running thence, binding on the center of Bellona Avenue, the two (2) following courses and distances to wit: South 78 degrees and 30 minutes East 136.50 feet and North 87 degrees and 00 minutes East 324.99 feet to the West side of a reservation 10 feet wide there situate; thence, binding on the West and Northwest sides of said reservation, the eight (8) following courses and distances to wit:
1 - South 00 degrees and 45 minutes East 129.52 feet;
2 - South 05 degrees and 30 minutes East 160.06 feet;
3 - South 01 degree and 30 minutes East 66.41 feet;
4 - South 07 degrees and 00 minutes West 65.84 feet;
5 - South 17 degrees and 30 minutes West 66.98 feet;
6 - South 30 degrees and 00 minutes West 41.68 feet;
7 - South 32 degrees and 30 minutes West 45.73 feet and
8 - South 44 degrees and 30 minutes West 219.18 feet;
thence, North 75 degrees and 20 minutes West 76.71 feet; thence, running for a line of division now made, North 19 degrees and 51 minutes East 259.02 feet; thence, North 69 degrees and 30 minutes West 379.14 feet to the center of Brightside Road and thence, binding on the center of Brightside Road, North 15 degrees and 30 minutes East 342.25 feet to the place of beginning.

Containing 5.763 acres of land, more or less.

The courses in the above description are referred to the Magnetic Meridian of 1925.

By: Howard D. Tustin, Jr.
Howard D. Tustin, Jr.
Reg. LS #3995
October 13, 1980



HOWARD D. TUSTIN, JR. REGISTERED
RICHARD P. TUSTIN
ROBERT B. SUTTON

ESTABLISHED 1849

S. J. MARTENET & CO.

LAND SURVEYORS

9 E. LEXINGTON STREET

BALTIMORE, MD. 21202

PHONE: 539-4253

DESCRIPTION OF LOT TO BE SOLD BY THE ESTATE OF ROSE HOPKINS HARVEY

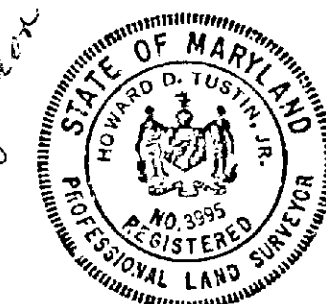
BEGINNING for the same in the center of Bellona Avenue, 50 feet wide, at a point distant 259.40 feet Easterly from the point formed by the intersection of said center of Bellona Avenue with the center of Brightside Road, 30 feet wide and running thence, binding on the center of Bellona Avenue, North 87 degrees and 00 minutes East 202.09 feet to the West side of a reservation 10 feet wide there situate; thence, binding on the West and Northwest sides of said reservation, the eight (8) following courses and distances to wit:

- 1-South 00 degrees and 45 minutes East 129.52 feet;
- 2-South 05 degrees and 30 minutes East 160.06 feet;
- 3-South 01 degree and 30 minutes East 66.41 feet;
- 4-South 07 degrees and 00 minutes West 65.84 feet;
- 5-South 17 degrees and 30 minutes West 66.98 feet;
- 6-South 30 degrees and 00 minutes West 41.68 feet;
- 7-South 32 degrees and 30 minutes West 45.73 feet and
- 8-South 44 degrees and 30 minutes West 219.18 feet; thence, North 75 degrees and 20 minutes West 76.71 feet; thence, running for lines of division now made, the five (5) following courses and distances to wit:
1-North 19 degrees and 51 minutes East 259.02 feet;
2-North 14 degrees and 25 minutes East 77.73 feet;
3-North 70 degrees and 09 minutes West 46.24 feet;
4-North 19 degrees and 51 minutes East 38.83 feet and
5-South 70 degrees and 09 minutes East 6.00 feet; thence, running for lines of division heretofore created, the eight (8) following courses and distances to wit:
1-North 19 degrees and 51 minutes East 19.54 feet;
2-South 70 degrees and 06 minutes East 22.81 feet;
3-North 20 degrees and 16 minutes East 8.50 feet;
4-North 13 degrees and 55 minutes East 67.63 feet;
5-North 09 degrees and 38 minutes West 80.08 feet;
6-North 24 degrees and 37 minutes West 51.85 feet;
7-North 10 degrees and 18 minutes West 67.57 feet and
8-North 03 degrees and 00 minutes West 39.60 feet to the place of beginning.

Containing 2.859 acres of land, more or less.

The courses in the above description are referred to the Magnetic Meridian of 1925.

By: Howard D. Tustin, Jr.
Howard D. Tustin, Jr. Reg. LS #3995



HOWARD D. TUSTIN, JR. REGISTERED
RICHARD P. TUSTIN
ROBERT B. SUTTON

ESTABLISHED 1849

S. J. MARTENET & CO.

LAND SURVEYORS

9 E. LEXINGTON STREET

BALTIMORE, MD. 21202

PHONE: 539-4253

DESCRIPTION OF LOT TO BE SOLD BY THE ESTATE OF ROSE HOPKINS HARVEY

BEGINNING for the same in the center of Bellona Avenue, 50 feet wide, at a point distant 259.40 feet Easterly from the point formed by the intersection of said center of Bellona Avenue with the center of Brightside Road, 30 feet wide and running thence, binding on the center of Bellona Avenue, North 87 degrees and 00 minutes East 202.09 feet to the West side of a reservation 10 feet wide there situate; thence, binding on the West and Northwest sides of said reservation, the eight (8) following courses and distances to wit:

- 1-South 00 degrees and 45 minutes East 129.52 feet;
- 2-South 05 degrees and 30 minutes East 160.06 feet;
- 3-South 01 degree and 30 minutes East 66.41 feet;
- 4-South 07 degrees and 00 minutes West 65.84 feet;
- 5-South 17 degrees and 30 minutes West 66.98 feet;
- 6-South 30 degrees and 00 minutes West 41.68 feet;
- 7-South 32 degrees and 30 minutes West 45.73 feet and
- 8-South 44 degrees and 30 minutes West 219.18 feet; thence, North 75 degrees and 20 minutes West 76.71 feet; thence, running for lines of division now made, the five (5) following courses and distances to wit:
1-North 19 degrees and 51 minutes East 259.02 feet;
2-North 14 degrees and 25 minutes East 77.73 feet;
3-North 70 degrees and 09 minutes West 46.24 feet;
4-North 19 degrees and 51 minutes East 38.83 feet and
5-South 70 degrees and 09 minutes East 6.00 feet; thence, running for lines of division heretofore created, the eight (8) following courses and distances to wit:
1-North 19 degrees and 51 minutes East 19.54 feet;
2-South 70 degrees and 06 minutes East 22.81 feet;
3-North 20 degrees and 16 minutes East 8.50 feet;
4-North 13 degrees and 55 minutes East 67.63 feet;
5-North 09 degrees and 38 minutes West 80.08 feet;
6-North 24 degrees and 37 minutes West 51.85 feet;
7-North 10 degrees and 18 minutes West 67.57 feet and
8-North 03 degrees and 00 minutes West 39.60 feet to the place of beginning.

Containing 2.859 acres of land, more or less.

The courses in the above description are referred to the Magnetic Meridian of 1925.

By: Howard D. Tustin, Jr.
Howard D. Tustin, Jr. Reg. LS #3995



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

November 18, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #70 (1980-1981)
Property Owner: Estate of Rose Hopkins Harvey
S/S Bellona Avenue 259.40' E. of Brightside Road
Acres: 2.859 Acres Dist. Act: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Subdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations.

Highways:

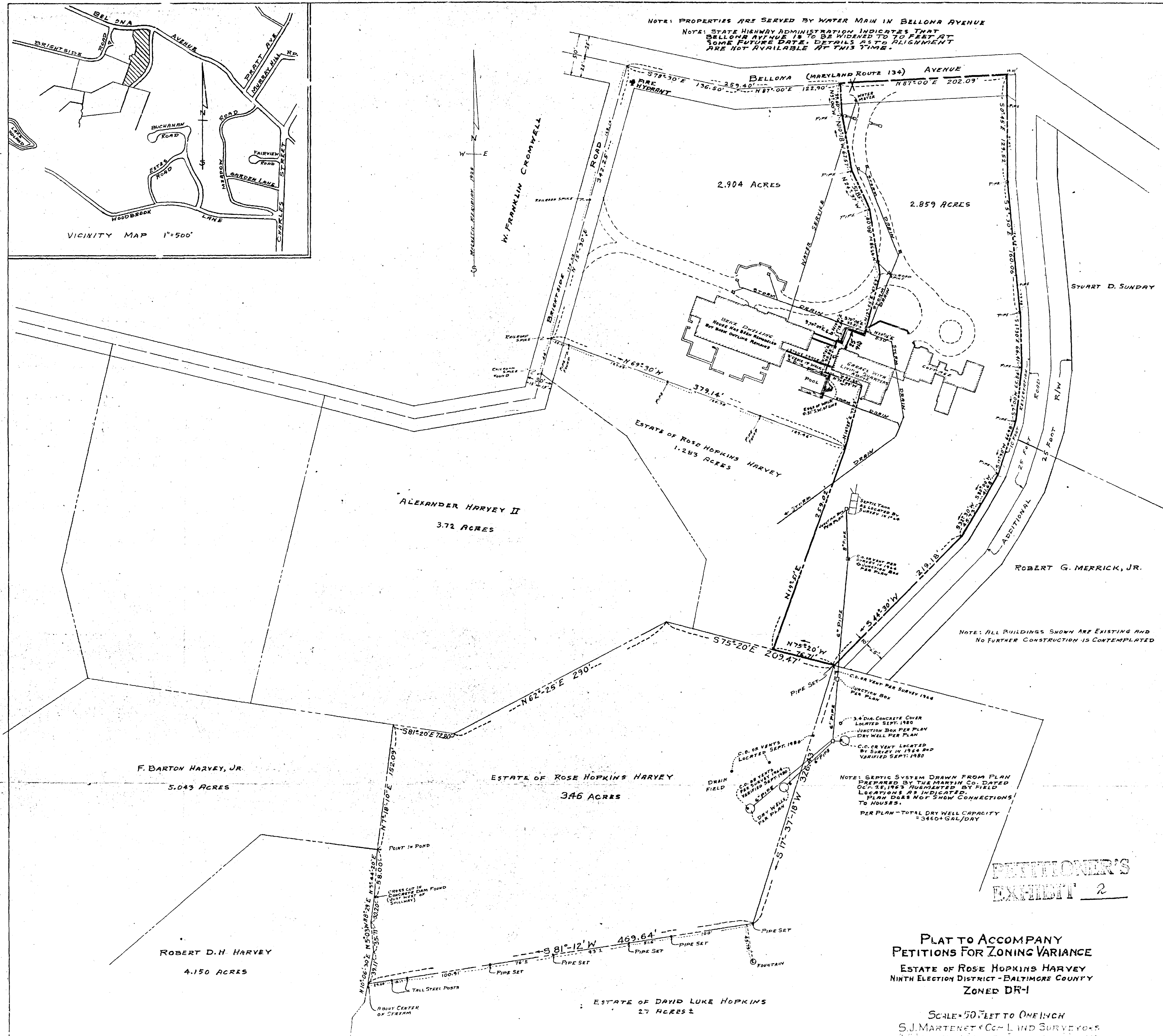
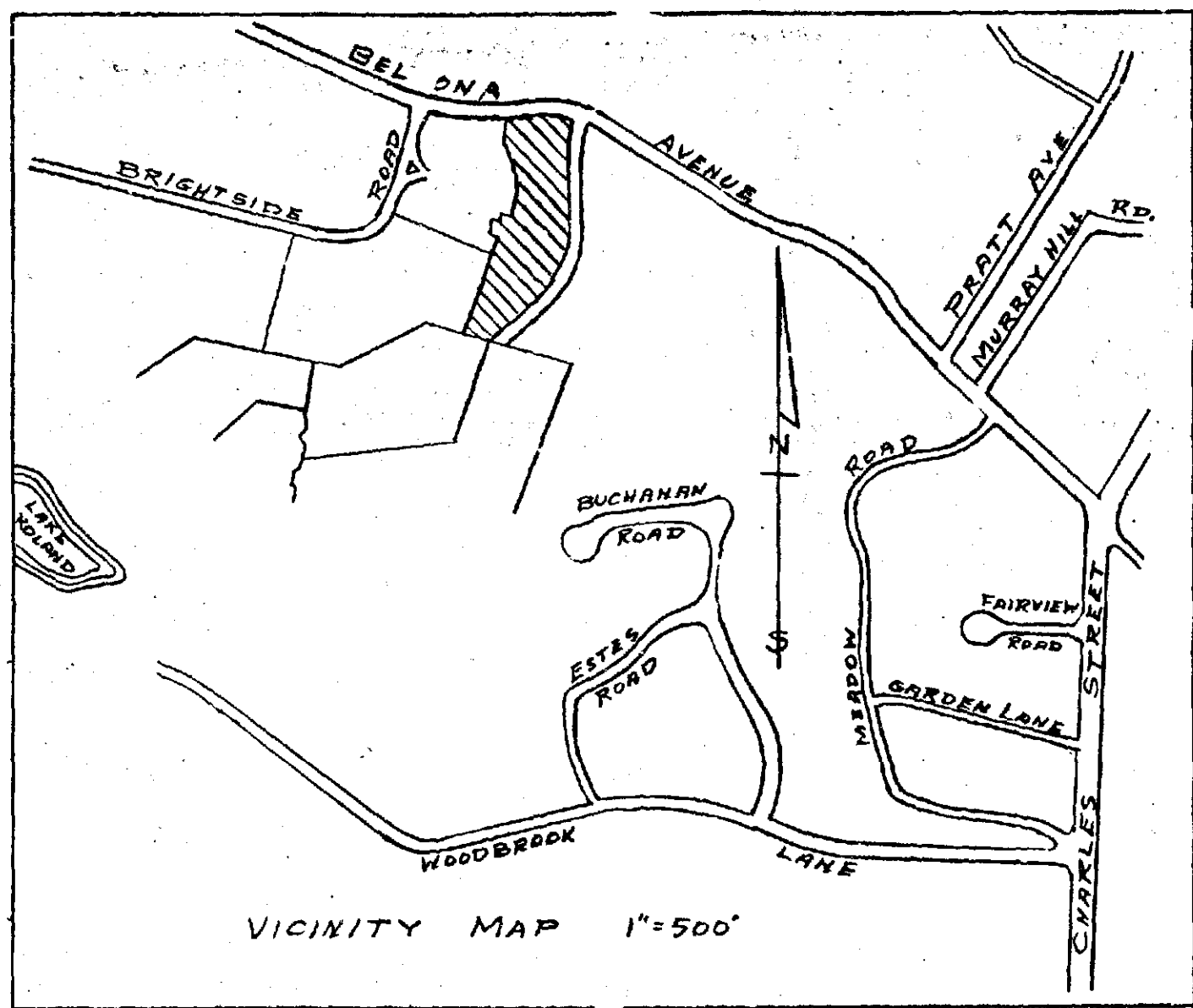
Bellona Avenue (Md. 134) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

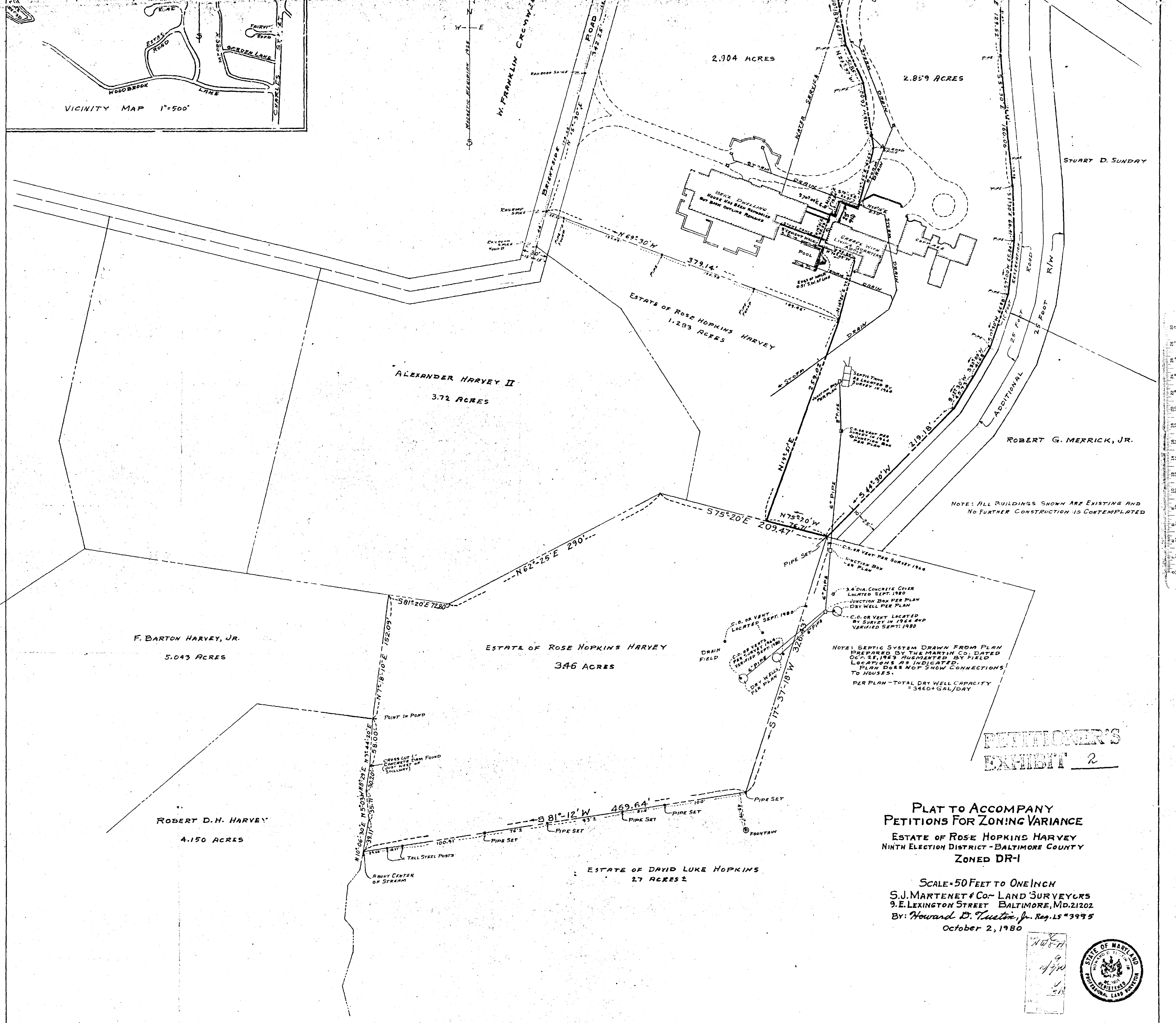
Brightside Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including fillet areas for sight distance, and any necessary reversible easements for slopes, will be required when any future improvements are made adjacent to this road.

The status of the indicated 25-foot road, 10 feet easterly of this property is unknown to this office and assumed to be private; it is the responsibility of the Petitioner to ascertain and clarify rights therein. This roadway, if improved in the future as a public road would also be as a 30-foot closed section roadway on a 50-foot right-of-way, with necessary rights-of-way and reversible easements for slopes required.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.





Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of December, 1980, that the herein Petition for Variance(s) to 1 at a front yard setback of twenty-five feet in lieu of the required fifty feet, a rear yard setback of six feet in lieu of the required fifty feet, and a side yard setback of six feet in lieu of the required twenty-five feet, all of which relate specifically to the existing garage with living quarters above, as shown on the site plan (Lot 2) marked Petitioner's Exhibit 2, and, further, to permit a zero foot setback for the existing pool/deck in lieu of the required two and one-half feet, as shown on the aforementioned site plan (Lot 1), should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Approval by the Baltimore County Planning Board of the subdivision plat establishing Lots 1 and 2 (Petitioner's Exhibit 1), entitled "Re-subdivision Part of the Estate of Rose Hopkins Harvey", and the subsequent recordation thereof among the Plat Records of Baltimore County.
2. Compliance with the comments submitted by the Department of Permits and Licenses, dated October 23, 1980, regarding the enclosure of the pool/deck area by a forty-eight inch fence, and the Health Department, dated November 24, 1980, regarding separate soil percolation tests for each of the two lots.
3. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of
Baltimore County

Item #70 (1980-1981)
Property Owner: Estate of Rose Hopkins Harvey
Page 2
November 18, 1980

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanita Sewer:

There are public 6 and 16-inch water mains in Brightside Road and Bellona Avenue, respectively.


Public sanitary sewerage is not available to serve this property, which is within the Lake Roland-Jones Falls drainage area. The submitted plan indicates an extensive private sewage disposal system, both onsite and offsite, is serving the presently combined overall property.

Very truly yours,
Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: J. Wimbley
R. Morton
J. Somers

O-NE Key Sheet
32 NW 4 Pos. Sheet
NW 8 A Topo
69 Tax Map

 BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

November 24, 1980

Mr. William R. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #70, Zoning Advisory Committee Meeting of October 14, 1980, are as follows:

Property Owner: Estate of Rose Hopkins Harvey
Location: S/S Bellona Avenue 259.40' E. of Brightside Road
Existing Zoning: D.R. 1
Proposed Zoning: Variances to permit a frontyard setback of 25' in lieu of the required 50', rearward setback of 6' in lieu of the required 50', a sideyard setback of 6' in lieu of the required 25' and to permit 0' setback for pool/deck in lieu of the required 2.5'.
Acres: 2.859 Acres
District: 9th

The existing brick dwelling located on the proposed 2.904 acre lot and the garage (with living quarters above) located on the proposed 2.859 acre lot are both served by metropolitan water. Both of the dwelling units are presently served by a use-in-common private sewage disposal system. This system is located on three different tracts of land. A site inspection revealed no apparent failure of the sewage disposal system.

The two aforementioned lots are in the process of being re-subdivided. Prior to the signing of the record plat by the Deputy State and County Health Officer, separate soil percolation tests must be conducted on each of the two lots. Predicated upon the results of the soil percolation tests, installation of separate sewage disposal systems may be required for each premises.

Very truly yours,
Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

November 24, 1980

Mr. William R. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #70, Zoning Advisory Committee Meeting of October 14, 1980, are as follows:

Property Owner: Estate of Rose Hopkins Harvey
Location: S/S Bellona Avenue 259.40' E. of Brightside Road
Existing Zoning: D.R. 1
Proposed Zoning: Variances to permit a frontyard setback of 25' in lieu of the required 50', rearward setback of 6' in lieu of the required 50', a sideyard setback of 6' in lieu of the required 25' and to permit 0' setback for pool/deck in lieu of the required 2.5'.
Acres: 2.859 Acres
District: 9th

The existing brick dwelling located on the proposed 2.904 acre lot and the garage (with living quarters above) located on the proposed 2.859 acre lot are both served by metropolitan water. Both of the dwelling units are presently served by a use-in-common private sewage disposal system. This system is located on three different tracts of land. A site inspection revealed no apparent failure of the sewage disposal system.

The two aforementioned lots are in the process of being re-subdivided. Prior to the signing of the record plat by the Deputy State and County Health Officer, separate soil percolation tests must be conducted on each of the two lots. Predicated upon the results of the soil percolation tests, installation of separate sewage disposal systems may be required for each premises.

Very truly yours,
Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

James L. Harrop, Esquire
Venable, Beutler and Howard
2 Hopkins Plaza
Baltimore, Maryland 21201

cc: Edward D. Tuttle, Jr.
B. J. Martonelli & Co.
9 E. Lexington St.
Baltimore, Md. 21202

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 2nd day of October, 1980

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Estate of Rose Hopkins Harvey

Petitioner's Attorney James L. Harrop, Esq.

Reviewed by Nicholas B. Commodari

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Planning Administration
Industrial Development

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 13, 1980

James L. Harrop, Esquire
2 Hopkins Plaza
Baltimore, Maryland 21201

RE: Item No. 70
Petitioner - The Estate of Rose H. Harvey
Variance Petition

Dear Mr. Harrop:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your clients' proposal to legalize the subdivision of this property, which was just recently done, this variance hearing is required. The "new" property line will cause the existing cottage/garage with living quarters to be contrary to the required setbacks, while the pool on the other lot is also closer to property lines than permitted. In accordance with this, enclosed is a copy of a letter from Mr. John Reisinger, Buildings Engineer, which indicates that the location of said structure would be allowed if surrounded by a 48" fence. Obviously, this will only be effective if the variance request is granted.


Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NEC:bco

Enclosures

cc: S.J. Martonelli & Co.
9 E. Lexington Street
Baltimore, Md. 21202

 BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

November 5, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:


Comments on Item #70, Zoning Advisory Committee Meeting, October 14, 1980, are as follows:

Property Owner: Estate of Rose Hopkins Harvey
Location: S/S Bellona Avenue 259.40' E. of Brightside Road
Acres: 2.859 acres
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site planning factors requiring comment.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

 BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI JR.
DIRECTOR

October 22, 1980

Mr. William R. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #70 Zoning Advisory Committee Meeting, October 14, 1980 are as follows:

Property Owner: Estate of Rose Hopkins Harvey
Location: S/S Bellona Avenue 259.40' E. of Brightside Road
Existing Zoning: D.R. 1
Proposed Zoning: Variances to permit a frontyard setback of 25' in lieu of the required 50', rearward setback of 6' in lieu of the required 50', a sideyard setback of 6' in lieu of the required 25' and to permit 0' setback for pool/deck in lieu of the required 2 1/2'.
Acres: 2.859
District: 9th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, and other applicable Codes.
- X B. A / fence permit shall be required before beginning construction.
- C Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section 4.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 311.
- X I. Comments See Section 428.8.2 for pool safety requirements.

NOTE: These comments reflect only on the information provided by the drawing submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burtman
Charles E. Burtman, Chief
Plans Review

CEB:rrj



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

October 23, 1980

TED ZALESKI, JR.
DIRECTOR

Mr. James L. Harrop
Attorney at Law
1800 Mercantile Bank & Trust Bldg.
2 Hopkins Plaza
Baltimore, Maryland 21201

RE: Petition for Zoning Variance
Estate of Rose Hopkins Harvey
Item No. 70
9th Election District

Dear Mr. Harrop:

I have reviewed your request as part of your zoning variance petition for a waiver of the six foot setback requirement for swimming pools on the subject property.

Under Section 108.6 of the Baltimore County Building Code, the Buildings Engineer has the power to interpret and implement the provisions of the code to secure the intent and to designate requirements applicable because of local climatic or other conditions.

From your letter and from the plat, it appears that the pool and the buildings are existing and that the existing property line, prior to the proposed subdivision, is actually encroached upon by the present pool. For this reason, it is apparent that the condition, although not strictly in accordance with the present building code, will represent a significant improvement over the condition which exists presently. For this reason and because there is no question of life safety involved, I feel that the six foot setback requirement would not need to be applied in this case.

Since the "compound" is now to be used as two separate dwellings in close proximity to one another, we would require that the pool area be enclosed by a 48 inch fence for the protection of the adjoining property owner.

If you have any questions regarding this matter, please do not hesitate to call.

Very truly yours,

John R. Reisinger
John R. Reisinger, P.E.
Buildings Engineer

JRR:rh
CC:
Mr. Burnham
Mr. Commodari
file

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: October 15, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: October 14, 1980

RE: Item No. 66, 67, 68, 69, 70, 71
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

December 4, 1980

James L. Harrop, Esquire
2 Hopkins Plaza
Baltimore, Maryland 21201

RE: Petition for Variances
S/S of Bellona Avenue, 259.40' E
of Brightside Road - 9th Election
District
Estate of Rose H. Harvey - Petitioner
NO. 81-104-A (Item No. 70)

Dear Mr. Harrop:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/ar1

Attachments

cc: Mr. W. Daulton Kelly
7214 Bellona Avenue
Baltimore, Maryland 21212

Dr. Michael Mardiney
7818 Ruxway Road
Baltimore, Maryland 21204

John W. Hossian, III, Esquire
People's Counsel



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

December 30, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 70
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

- ZAC -
October 14, 1980
Estate of Rose Hopkins Harvey
S/S Bellona Avenue 259.40' E. of Brightside Road
D. R. 1
Variances to permit a frontyard setback of 25' in lieu of the required 50', rear yard setback of 6' in lieu of the required 50', a side yard setback of 6' in lieu of the required 25' and to permit a 0' setback for pool/deck in lieu of the required 2 1/2'.
2.859 acres
9th

Dear Mr. Hammond:

This department has no comment for item #70.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/bza

11/28
81-104-A
Bureau 214

PETITION FOR VARIANCES

9th District

ZONING: Petition for Variances
LOCATION: South side of Bellona Avenue, 259.40 feet East of Brightside Road
DATE & TIME: Tuesday, November 25, 1980 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a front yard setback of 25 feet in lieu of the required 50 feet; rear yard setback of 6 feet in lieu of the required 50 feet; side yard setback of 6 feet in lieu of the required 25 feet and 0 foot setback for a pool/deck in lieu of the required 2 1/2 feet

The Zoning Regulations to be excepted as follows:

Section 1B02.3.C.1 - front and rear yard setbacks
Section 402.1 - Conversion of dwellings
Section 400.1 - Accessory structures

All that parcel of land in the Ninth District of Baltimore County

Being the property of The Estate of Rose Hopkins Harvey, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, November 25, 1980 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION FOR VARIANCES

9th District

ZONING: Petition for Variances
LOCATION: South side of Bellona Avenue, 259.40 feet East of Brightside Road
DATE & TIME: Tuesday, November 25, 1980 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a front yard setback of 25 feet in lieu of the required 50 feet; rear yard setback of 6 feet in lieu of the required 50 feet; side yard setback of 6 feet in lieu of the required 25 feet and 0 foot setback for a pool/deck in lieu of the required 2 1/2 feet

The Zoning Regulations to be excepted as follows:

Section 1B02.3.C.1 - front and rear yard setbacks
Section 402.1 - Conversion of dwellings
Section 400.1 - Accessory structures

All that parcel of land in the Ninth District of Baltimore County

Being the property of The Estate of Rose Hopkins Harvey, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, November 25, 1980 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

November 7, 1980

Mr. B. Kelly
7214 Bellona Avenue
Baltimore, Maryland 21212

RE: Swimming Pool Enclosure

Dear Mr. Kelly:

We have investigated the swimming pool enclosure at 7214 Bellona Avenue to determine if further protective devices are required. An inspection has shown that a system of walls, hedges and natural terrain has provided the necessary protective barrier around the pool to separate it from any accessible area on the adjoining property. We feel that the protective barrier provided is in conformance with the present building code and that no further steps need be taken by you.

Please keep in mind however, that as the pool owner, you will be responsible for maintaining a protective barrier. Should any portion of an enclosing wall or hedge be removed in the future, you will have to take whatever steps are necessary to provide protection for the pool.

Very truly yours,

John R. Reisinger
John R. Reisinger, P. E.
Buildings Engineer

JRR:es

EXHIBIT 4



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

October 23, 1980

TED ZALESKI, JR.
DIRECTOR

Mr. James L. Harrop
Attorney at Law
1800 Mercantile Bank & Trust Bldg.
2 Hopkins Plaza
Baltimore, Maryland 21201

RE: Petition for Zoning Variance
Estate of Rose Hopkins Harvey
Item No. 70
9th Election District

Dear Mr. Harrop:

I have reviewed your request as part of your zoning variance petition for a waiver of the six foot setback requirement for swimming pools on the subject property.

Under Section 108.6 of the Baltimore County Building Code, the Buildings Engineer has the power to interpret and implement the provisions of the code to secure the intent and to designate requirements applicable because of local climatic or other conditions.

From your letter and from the plat, it appears that the pool and the buildings are existing and that the existing property line, prior to the proposed subdivision, is actually encroached upon by the present pool. For this reason, it is apparent that the condition, although not strictly in accordance with the present building code, will represent a significant improvement over the condition which exists presently. For this reason and because there is no question of life safety involved, I feel that the six foot setback requirement would not need to be applied in this case.

Since the "compound" is now to be used as two separate dwellings in close proximity to one another, we would require that the pool area be enclosed by a 48 inch fence for the protection of the adjoining property owner.

If you have any questions regarding this matter, please do not hesitate to call.

Very truly yours,

John R. Reisinger
John R. Reisinger, P.E.
Buildings Engineer

JRR:rh
CC:
Mr. Burnham
Mr. Commodari
file

EXHIBIT 3

November 13, 1980

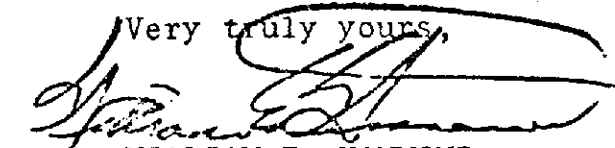
James L. Harrop, Esquire
Venable, Baetjer & Howard
2 Hopkins Plaza
Baltimore, Maryland 21201

RE: Petition for Variance
S/S Bellona Ave., 259.40' E of
Brightside Road
Estate of Rose Hopkins Harvey
Case No. 81-104-A

Dear Mr. Harrop:

This is to advise you that \$81.25 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

October 28, 1980

James L. Harrop, Esquire
Venable, Baetjer & Howard
2 Hopkins Plaza
Baltimore, Maryland 21201

NOTICE OF HEARING


RE: Petition for Variance - S/S Bellona Avenue, 259.40'
E of Brightside Road - Estate of Rose Harvey Hopkins
Case No. 81-104-A

TIME: 10:15 A.M.

DATE: Tuesday, November 25, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

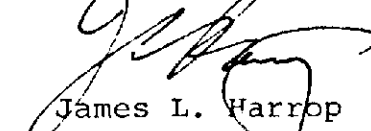

ZONING COMMISSIONER OF
BALTIMORE COUNTY

Mr. James E. Dyer
October 6, 1980
Page Two

As we have discussed previously, it is imperative that final Zoning and Planning Department approval be granted before December 31, 1980, because the Estate is required to settle on the Property in early January. I would therefore request that the Petition be expedited in any way or ways possible. I believe this request to expedite is all the more reasonable in light of the very recent acceptance of a Plat of the Properties which was accepted for record on November 16, 1979, and which is recorded at EHK, Jr. 45, folio 60. If I may be of any further assistance in connection with expediting the process, please feel free to contact me at any time.

Thank you for your cooperation in this matter.

Very truly yours,


James L. Harrop

JLH/lcc
Enclosures

COPY

VENABLE, BAETJER AND HOWARD

October 2, 1980

Dr. Donald Roop
Deputy State and County
Health Officer
Room 416 - County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Re: Waiver of COMAR Regulation
§10.17.02.04 G(1)(c)

Dear Dr. Roop:

I represent the Estate of Rose Hopkins Harvey which owns certain properties in the Bellona Avenue/Brightside Avenue area of the County. I am enclosing a copy of a plat of the properties which was prepared in connection with the Estate's filling variance and resubdivision petition with Baltimore County. We spoke by telephone yesterday and I am writing to provide you with the further information which we discussed at that time.

The purpose of this letter is to request that you waive, on behalf of the State Department of Health and Mental Hygiene, the prohibition against the joint use of a single residential septic system contained in COMAR at §10.17.02.04 G(1)(c). As the enclosed plat shows, the system currently serves the property located at 7212 Bellona Avenue and the property located at 7214 Bellona Avenue, although the system extends onto other property owned either by the Estate or by Mrs. D. Luke Hopkins. The reasons for the Estate's request are as follows:

1. The system is in existing use and has been in continuous use since World War II. During the war years, the Bellona Avenue properties were used as a laboratory facility by a research and development arm of the Martin-Marietta Co. called Reos. At the time of the system's construction there were two separate houses

COPY

VENABLE, BAETJER AND HOWARD

Dr. Ronald Roop
October 2, 1980
Page Two

on the properties each of which were tied into the single septic system. When the properties reverted back to residential use, the system was allowed to remain in place and has served both properties adequately ever since.

2. Because the system was designed for commercial use, its design is more than adequate for joint use by the two residences. When the Reos Laboratory was operating on the properties it employed scores of scientists, researchers, and support personnel. Dormitory and cafeteria facilities were constructed in the two residences. A complete research laboratory was also located in the dwellings. In short, the properties became a self-sufficient city for the scientists and others employed by Reos. It cannot be gainsaid that sewage facilities which at one time adequately satisfied the demands of a commercial enterprise would perform easily accommodate the needs of two families. In fact, I would venture to say that the single system which now is in place is far superior to any pair of residential systems which might be installed today.

3. The Estate, the Contract Purchaser of 7212 Bellona Avenue, and the Devisee of 7214 Bellona Avenue have agreed to enter into an Agreement which will ensure the proper maintenance and repair of the system and allocate the financial burden thereof. Perhaps the most strenuous objection to joint systems voiced by Mr. Miller was the County's concern that there often is no clear understanding among the parties using the system concerning responsibility for maintenance. There exists in principle such an understanding among the parties referred to above and prior to the County's final approval of the Estate's Plan for Resubdivision, such an Agreement shall have been reduced to writing and shall have been recorded among the Land Records. In addition, the devisee of the property at 7214 Bellona Avenue has indicated her willingness to join in such an Agreement as well. The terms currently envisioned by the Estate would provide for cross easements for the continuing use of the system and would provide for individual responsibility by each user for the maintenance and repair of

COPY

VENABLE, BAETJER AND HOWARD

Dr. Ronald Roop
October 2, 1980
Page Three

the pipes leading from that user's residence to the septic tank. Responsibility for the maintenance and repair to the septic tank itself and to that portion of the system below the septic tank would be borne by the owner of each residence equally.

I have endeavored to keep this letter brief but at the same time have attempted to include all the facts I believe to be necessary for you to make a decision. If I may be of further assistance either by supplying additional information or by meeting with you in your office, please let me know.

Thank you for your attention to this matter.

Very truly yours,

James L. Harrop

JLH:dc
Enclosure
8519:60654

VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW
1800 MERCANTILE Bldg. & TRUST BUILDING
2 HOPKINS PLAZA
BALTIMORE, MARYLAND 21201
TELEPHONE 752-8780
AREA CODE 301

October 21, 1980

HAND DELIVERY

Mr. Donald Reisinger
Building Engineer
Room 100
County Office Building
111 Chesapeake Avenue
Towson, Maryland 21204

Re: Building Code Waiver in
Variance Petition- Item
No. 70

Dear Mr. Reisinger:

After conferring with Mr. Burnham of your office pursuant to a letter dated October 15, 1980, to me from Nicholas B. Commodari of the Zoning Plans Advisory Committee, I hereby request a Building Code Waiver of the requirements of Section 428.4 of the Code on behalf of the Estate of Rose Hopkins Harvey, the Petitioner. I am enclosing a copy of that letter.

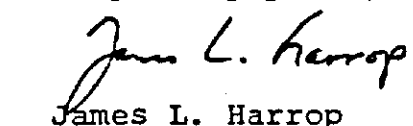
I am also enclosing a copy of the Plat to Accompany Petitions for Zoning Variance which was submitted to the Office of Planning and Zoning. As you can see from the Plat, the configuration of the existing garage with living quarters above and the existing swimming pool makes it impossible to comply with both the six foot fire wall setback requirement and the six foot swimming pool wall setback requirement contained in Section 428.4 of the Code. As the Plat clearly shows, the six foot fire wall setback requirement has been met. As the Plat also clearly shows, there is a 3.51 foot space between the "wall" of the pool and the property line. Because the buildings depicted on the Plat and the swimming pool are already in existence, and because it would be impossible to comply with the fire wall setback requirements without the waiver of the requirements of Section 428.4 without undue expense and needless hardship to the parties involved, I believe

Mr. Donald Reisinger
October 21, 1980
Page Two

that the waiver of that section's requirements is appropriate.

If I may be of further assistance in expediting this matter, please do not hesitate to telephone me. The Estate contemplates sale of the 2.859 acre parcel and all County approvals must be obtained before year's end. I am, therefore, anxious that the waiver process be expedited.

Very truly yours,


James L. Harrop

JLH:dc
Enclosures
cc: Mr. Nicholas B. Commodari
8519:60654

HAND DELIVERY

Re: Item No. 70 - Petitioner --
Estate of Rose Hopkins Harvey
Variance Petition

To follow up on your letter of October 15, 1980, to me I have been in touch both with Mr. Charles Burnham of the Department of Permits and Licenses and Mr. Hank Gross of the Health Department.

I am also enclosing my letter of October 2, 1980, to Dr. Donald Roop, Deputy State and County Health Officer, which I sent to him prior to filing the Zoning Petition to alert him to the joint septic system which exists on the subject property. In my conversation with Mr. Gross last Friday, I pointed out that I had mailed this letter to Dr. Roop and suggested that he obtain a copy thereof. In connection with point 2 of the letter, I was not aware at the time the letter was written what the capacity of the joint system is. As I will note from the plat accompanying our Petition, the total dry well capacity is equal to 3,460 gallons per day, which is more than twice the requirement for a single system.

For your additional information, I am enclosing a copy of the Resubdivision Plat which I filed on behalf of the Estate today. Please note that this proceeding is a resubdivision of the Plat which was approved and is recorded in Plat Book E.H.K., Jr. Liber 45, Folio 60.

If I may be of further assistance in expediting the processing of this Petition, please feel free to telephone me. In that regard, I am anxious to find out when we might expect a hearing date and would appreciate you telephoning me to discuss that matter.

Very truly yours,
James L. Harrop
James L. Harrop

JLH:dc
Enclosures

INTER-OFFICE CORRESPONDENCE

Petition for Variances
South side of Bellona Avenue, 259.40 feet East of Brightside Road
Petitioner- The Estate of Rose Hopkins Harvey

Ninth District

HEARING: Tuesday, November 25, 1980 (10:15 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:c_

District 9th Date of Posting Nov. 8, 1980
 Posted for: PETITION FOR VARIANCES
 Petitioner: THE ESTATE OF ROS. HOPKINS HARVEY
 Location of property: 35 BELHONA AVE. 359.40' E BRIGHTSIDE ROAD

Location of Signs: S/S BELLONA AVE. 260' +/- E OF BRIGHTSIDE ROAD

Remarks: _____
 Posted by Thomas F. Noland Date of return: Nov. 14, 1980

 Signature
 Number of Signs: ONE

Petition For Variances

Location: South side of
Bellona avenue, 259.40 feet
east of Brightside road.
Date & Time: Tuesday,
November 25, 1980 at
10:15 A.M.
Public Hearing: Room
108, County Office
Building, 111 W.
Chesapeake avenue,
Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for variances to permit a front yard setback of 25 feet in lieu of the required 50 feet; rear yard setback of 6 feet in lieu of the required 50 feet; side yard setback of 6 feet in lieu of the required 25 feet and 0 foot setback for a pool/deck in lieu of the required 3 1/2 feet.

The Essex Times
Essex, Md., Nov 6 1918

This is to Certify, That the annexed
October - Harvey

was inserted in The Essex Times, a newspaper
printed and published in Baltimore County, once in
each of one successive
weeks before the 6th day of
Nov., 19 80
J. D. W. J. Jr., Publisher.

TOWSON, MD., November 6 -----, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once in each~~ of ~~one time~~ successive weeks, before the 25th day of January, 1923, the ~~first~~ publication appearing on the 6th day of November 1922.

THE JEFFERSONIAN,
L. Frank Simpson
Manager.

Cost of Advertisement, \$ 35⁰⁰

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 6th day of October, 1900.*

Filing Fee \$ 25.00 Received: / Check

	Cash
	Other

Item 70

Petitioner *John A. Hammon*

Submitted by _____
William E. Hammond, Zoning Commissioner

Petitioner Society of Good Hope Submitted by _____
 Petitioner's Attorney James L. Harrop Reviewed by John J. Harrop

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 093555

DATE November 19, 1980 ACCOUNT 01-662

AMOUNT \$81.25

RECEIVED FROM: F. Barton Harvey, Jr.

FOR: Adv. & Posting for Case No. 81-124-A

869-811 20 8125 Nov

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

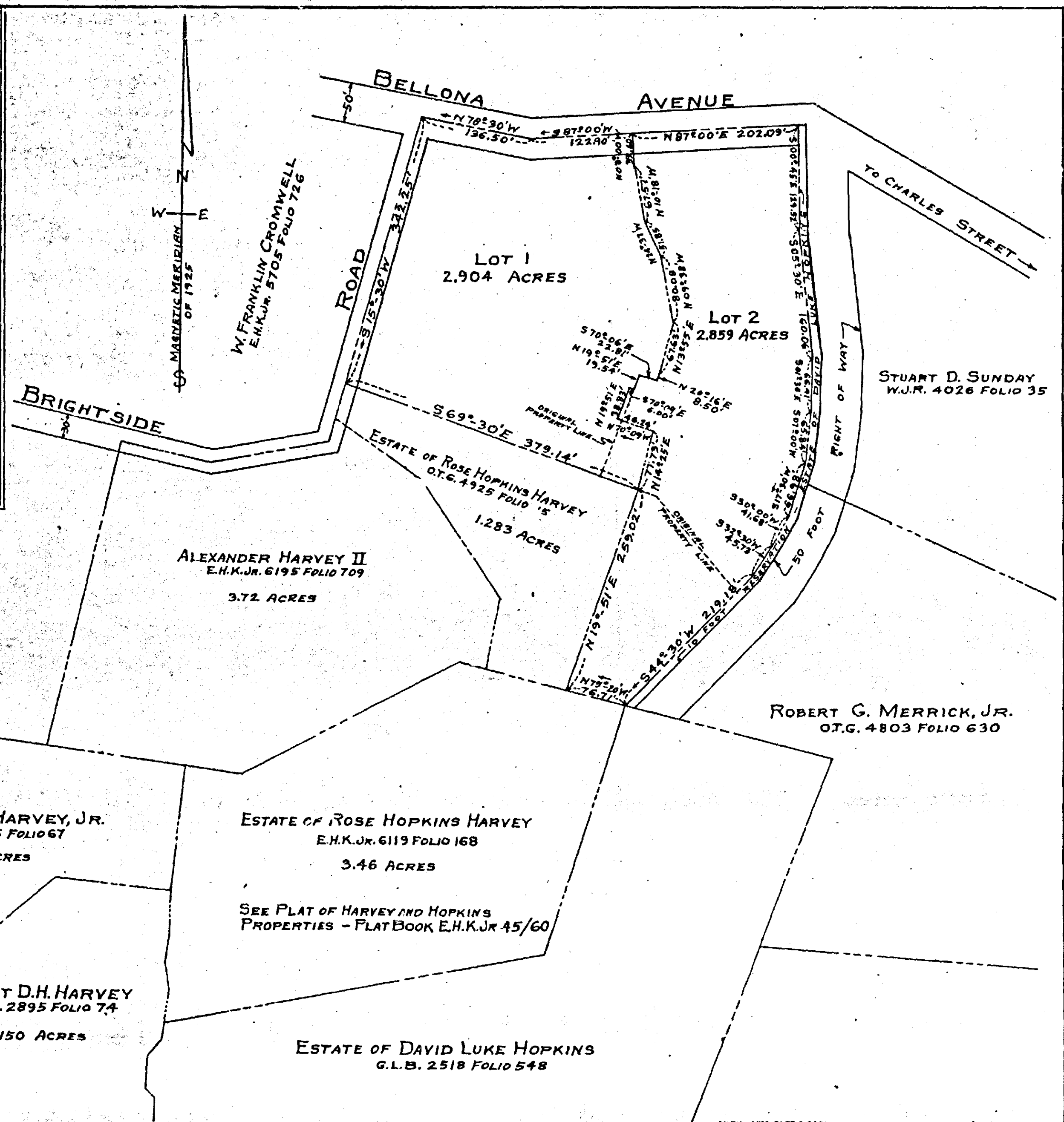
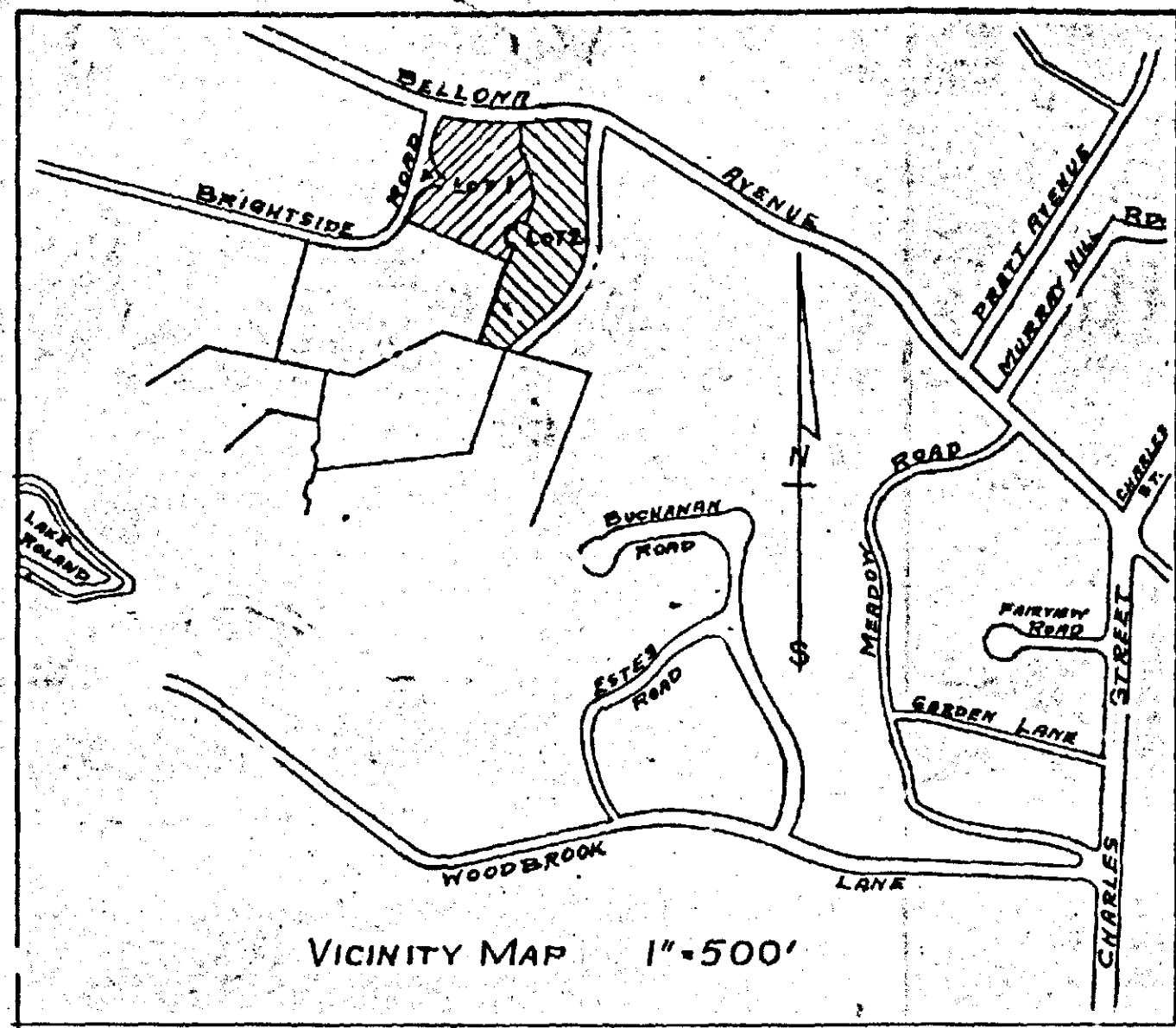
DATE October 28, 1980 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED
FROM: Vanable, Baetjer & Howard
FOR: Filing Fee for Case No. 81-104-A

95 4800 29 25.0000





**RE-SUBDIVISION
PART OF THE ESTATE OF
ROSE HOPKINS HARVEY**

NINTH ELECTION DISTRICT - BALTIMORE CO.
ZONED DR-1

UNITS ALLOWED - 1 PER LOT
NUMBER OF NEW LOTS - NONE

**PETITIONER'S
EXHIBIT**

NOTE:
THIS RECORD PLAT MAY NOT BE HONORED
BY BALTIMORE COUNTY AFTER FIVE YEARS
FROM THE RECORDING DATE.
SEE BALTIMORE COUNTY BILL #61-79 (SECTION 22-39.1)

OWNER'S CERTIFICATE:
THE REQUIREMENTS OF THE REAL PROPERTY
ARTICLE TITLE 3 SECTION 3-108 OF THE
ANNOTATED CODE OF MARYLAND 1974 EDITION
AND ANY AND ALL AMENDMENTS THERETO AS
THE SAME RELATES TO THE MAKING OF THE
PLAT AND SETTING OF THE MARKERS HAVE,
TO THE BEST OF MY KNOWLEDGE, BEEN
COMPLIED WITH.

ENGINEER'S CERTIFICATE: I, HOWARD D. TUSTIN, JR., A
REGISTERED LAND SURVIVOR OF THE STATE OF MARYLAND, DO
HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN
LAID OUT AND THE PLAT THEREOF PREPARED IN ACCORDANCE
WITH THE PROVISIONS OF THE ACT RELATING TO THE SUB-
DIVISION OF LAND KNOWN AS HOUSE BILL NO. 499 CHAP. NO.
1815 OF THE ACTS OF 1974 AND SUBSEQUENT ACTS
AMENDATORY THERETO.

Howard D. Tustin, Jr.

**S.J. MARTENET & CO.
LAND SURVEYORS
9 E. LEXINGTON STREET
BALTIMORE, MD. 21202**

BY: *Howard D. Tustin, Jr.*
REGISTERED LS #3995

OCTOBER 2, 1980

SCALE 1"=100'



APPROVED: BALTIMORE COUNTY PLANNING BOARD

APPROVED:

APPROVED:

DATE

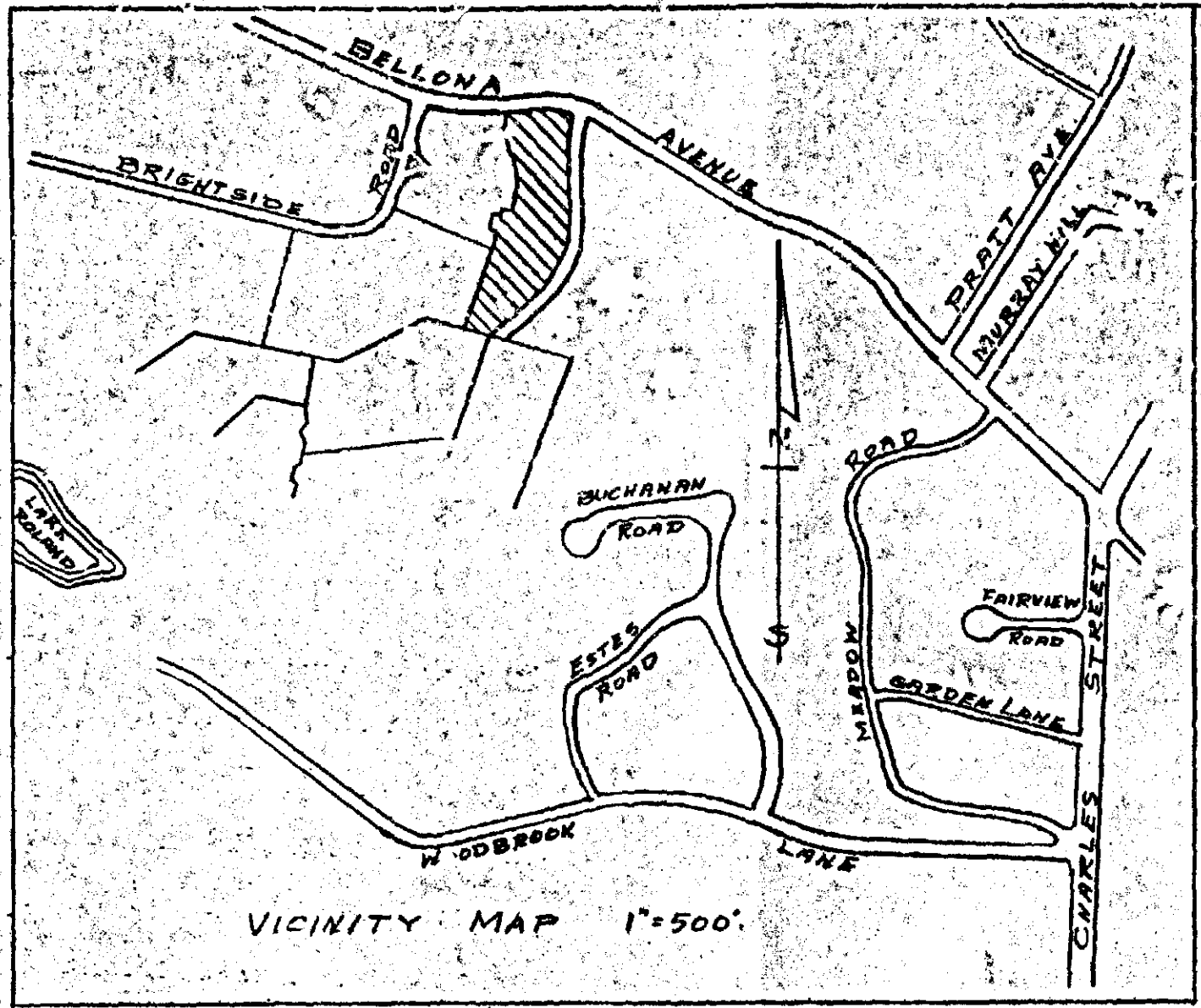
DIRECTOR

DATE

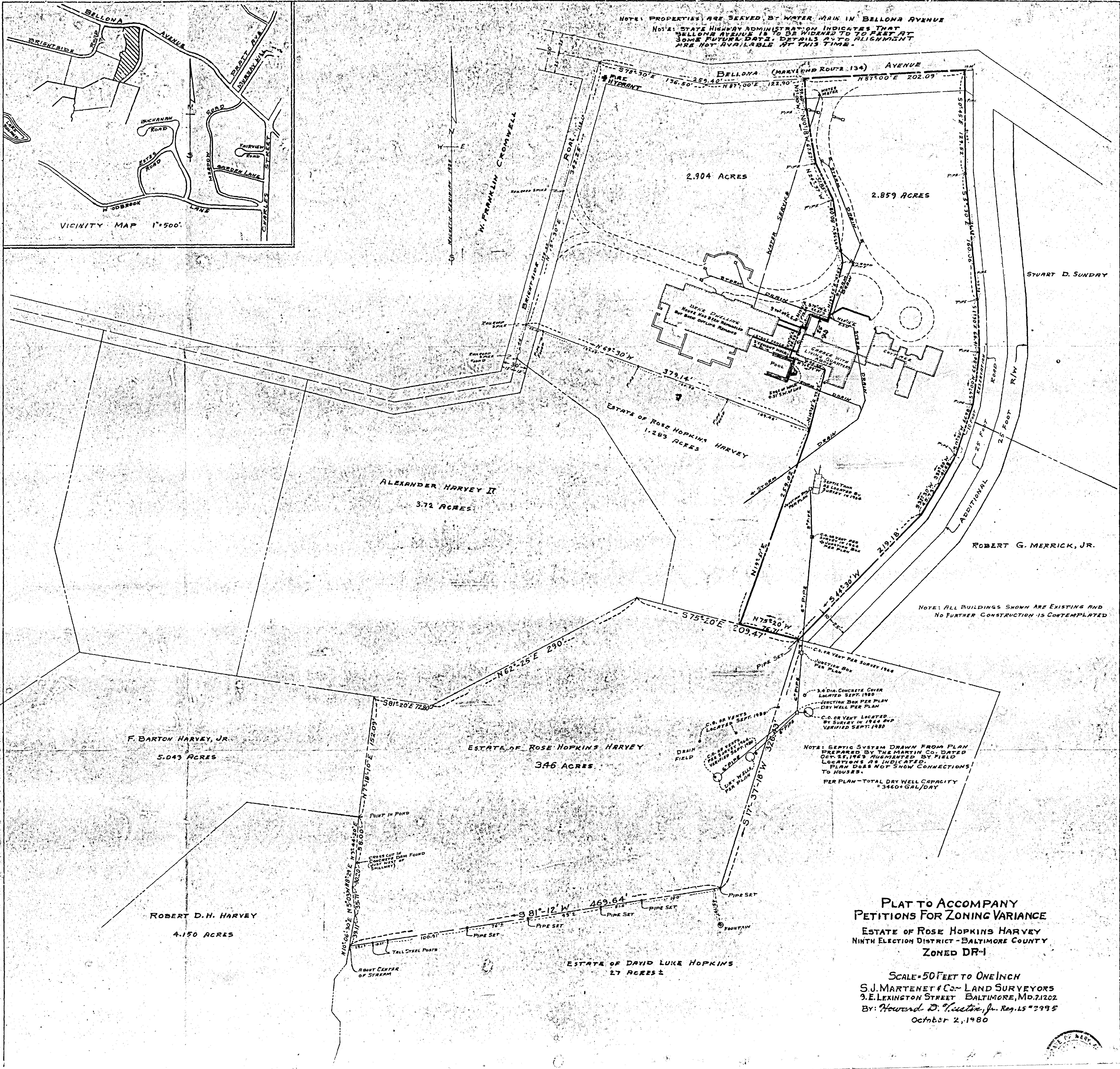
COUNTY ROADS ENGINEER

DATE

DEPUTY STATE/COUNTY HEALTH OFFICER



NOTE: PROPERTIES ARE SERVED BY WATER MAIN IN BELLONA AVENUE
 NOTE: STATE HIGHWAY ADMINISTRATION INDICATES THAT BELLONA AVENUE IS TO BE WIDENED TO 70 FEET AT SOME FUTURE DATE. DETAILS AS TO ALIGNMENT ARE NOT AVAILABLE AT THIS TIME.



VICINITY MAP 1"=500'

2.904 ACRES

2.959 ACRES

STUART D. SUNDAY

ESTATE OF ROSE HOPKINS HARVEY
1.283 ACRES

ALEXANDER HARVEY II
3.72 ACRES

ROBERT G. MERRICK, JR.

NOTE: ALL BUILDINGS SHOWN ARE EXISTING AND
NO FURTHER CONSTRUCTION IS CONTEMPLATED

F. BARTON HARVEY, JR.
5.043 ACRES

ESTATE OF ROSE HOPKINS HARVEY
3.46 ACRES

ROBERT D.H. HARVEY
4.150 ACRES

ESTATE OF DAVID LUKE HOPKINS
27 ACRES ±

PLAT TO ACCOMPANY
PETITIONS FOR ZONING VARIANCE
ESTATE OF ROSE HOPKINS HARVEY
NINTH ELECTION DISTRICT - BALTIMORE COUNTY
ZONED DR-1

SCALE=50 FEET TO ONE INCH
S.J. MARTENET & CO. LAND SURVEYORS
9.E. LEXINGTON STREET BALTIMORE, MD. 21202
BY: Howard D. Tustin, Jr. Reg. LS #3995
October 2, 1980

